



ENT 42345-2025 PG 1 of 29
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jun 6 03:12 PM FEE 0.00 BY LM
RECORDED FOR LEHI CITY

When recorded, mail to:

Lehi City
153 N 100 E
Lehi, UT 84043

Project Location:

Inverness – Plat 7
Lehi, Utah 84043

Affects Parcel No(s): 110290071

STORMWATER SYSTEM OPERATIONS AND MAINTENANCE AGREEMENT

This Stormwater System Operations and Maintenance Agreement ("Agreement") is made and entered into as of the date the Owner(s) of the parcel(s) as per Exhibit A, has executed this agreement.

RECITALS

WHEREAS, the City is authorized and required to regulate and control the disposition of storm and surface waters within the MS4, as set forth in the Lehi Stormwater Ordinance, as amended ("Ordinance"), adopted pursuant to the Utah Water Quality Act, as set forth in *Utah Code Ann.* §§ 19-5-101, *et seq.*, as amended ("Act"); and

WHEREAS, the Owner hereby represents and acknowledges that it is the owner in fee simple of certain real property more particularly described in Exhibit "A," attached hereto and incorporated herein by this reference ("Property"); and

WHEREAS, the Owner desires to build or develop the Property and/or to conduct certain regulated construction activities on the Property which will alter existing storm and surface water conditions on the Property and/or adjacent lands; and

WHEREAS, in order to accommodate and regulate these anticipated changes in existing storm and surface water flow conditions, the Owner is required to build and maintain at Owner's expense a storm and surface water management facility or improvements ("Stormwater Facilities"); and

WHEREAS, the Stormwater Facilities are more particularly described and shown in the final site plan or subdivision approved for the Property and related engineering

drawings, and any amendments thereto, which plans and drawings are on file with the City and are hereby incorporated herein by this reference ("Development Plan"); and

WHEREAS, summary description of all Stormwater Facilities, details and all appurtenance draining to and affecting the Stormwater Facilities and establishing the standard operation and routine maintenance procedures for the Stormwater Facilities, and control measures installed on the Property, ("Stormwater System Operations and Maintenance Plan") more particularly shown in Exhibit "B" on file with the City Recorder and,

WHEREAS, a condition of Development Plan approval, and as required as part of the City's Small MS4 UPDES General Permit from the State of Utah, Owner is required to enter into this Agreement establishing a means of documenting the execution of the Stormwater System Operations and Maintenance Plan and,

NOW, THEREFORE, in consideration of the benefits received and to be received by the Owner, its successors, and assigns, as a result of the City's approval of the Stormwater System Operations and Maintenance Plan, and the mutual covenants contained herein, the parties agree as follows:

AGREEMENT

Section 1

Construction of Stormwater Facilities. The Owner shall, at its sole cost and expense, construct the Stormwater Facilities in accordance with the Development Plans and specifications, and any amendments thereto which have been approved by the City.

Section 2

Maintenance of Stormwater Facilities. The Owner shall, at its sole cost and expense, adequately maintain the Stormwater Facilities. Owner's maintenance obligations shall include all systems and appurtenance built to convey stormwater, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance, for purposes of this Agreement, is defined as good working conditions so that the Stormwater Facilities are performing their design functions. The Owner shall, at its sole cost and expense, perform all work necessary to keep the Stormwater Facilities in good working condition.

Section 3

Annual Maintenance Report of Stormwater Facilities. The Owner shall, at its sole cost and expense, inspect the Stormwater Facilities and submit an inspection report and certification to the MS4 annually. The purpose of the inspection and certification is to assure the safe and proper functioning of the Stormwater Facilities. The annual inspection shall cover all aspects of the Stormwater Facilities, including, but not limited to, the parking lots, structural improvements, berms, channels, outlet structure, pond

areas, access roads, vegetation, landscaping, etc. Deficiencies shall be noted in the inspection report. The report shall also contain a certification as to whether adequate maintenance has been performed and whether the structural controls are operating as designed to protect water quality. The annual inspection report and certification shall be due by June 30th of each year and shall be on forms acceptable to the City.

Section 4

Access and Inspections. The Owner hereby grants permission to the City, its authorized agents, and employees, to enter upon the Property and to inspect the Stormwater Facilities upon reasonable notice not less than three business days to the Owner. Such inspections shall be conducted in a reasonable manner and at reasonable times, as determined appropriate by the City. The purpose of the inspection shall be to determine and ensure that the Stormwater Facilities are being adequately maintained, are continuing to perform in an adequate manner, and are in compliance with the Act, the Ordinance, and the Stormwater Facilities Maintenance Plan.

Section 5

Notice of Deficiencies. If the City finds that the Stormwater Facilities contain any defects or are not being maintained adequately, the City shall send the Owner written notice of the defects or deficiencies and provide the Owner with a reasonable time. Such notice shall be confirmed delivery to the Owner or sent certified mail to the Owner at the address listed on the County Tax Assessor.

Section 6

Owner to Make Repairs. The Owner shall, at its sole cost and expense, make such repairs, changes, or modifications to the Stormwater Facilities as may be determined as reasonably necessary by the City within a risk-specific determined cure period to ensure that the Stormwater Facilities are adequately maintained and continue to operate as designed and approved. The Owner acknowledges any damage resulting from such defects and deficiencies is their cost liability.

Section 7

City's Corrective Action Authority. In the event the Owner fails to adequately maintain the Stormwater Facilities in good working condition acceptable to the City, after due notice of deficiencies as provided in Section 5 and failure to cure, then, upon Owner's failure to cure or correct within thirty days following a second notice delivered to Owner, the City may issue a Citation punishable as a Misdemeanor in addition to any State or EPA fine. The City may also give written notice that the facility storm drain connection will be disconnected. Any damage resulting from the disconnection is subject to the foregoing cure periods. It is expressly understood and agreed that the City is under no obligation to maintain or repair the Stormwater Facilities, and in no event shall this Agreement be construed to impose any such obligation on the City. The actions described in this Section are in addition to and not in lieu of any and all equitable remedies available to the City as provided by law for the Owner's failure to remedy deficiencies or any other failure to perform under the terms and conditions of this Agreement.

Section 8

Reimbursement of Costs. In the event the City, pursuant to this Agreement, incurs any costs, or expends any funds resulting from enforcement or cost for labor, use of equipment, supplies, materials, and the like related to storm drain disconnection from the City system, the Owner shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City. After said thirty (30) days, such amount shall be deemed delinquent and shall be subject to interest at the rate of ten percent (10%) per annum. The owner shall also be liable for any collection costs, including attorneys' fees and court costs, incurred by the City in the collection of delinquent payments.

Section 9

Successor and Assigns. This Agreement shall be recorded in the County Recorder's Office, and the covenants and agreements contained herein shall run with the land and whenever the Property shall be held, sold, conveyed, or otherwise transferred, it shall be subject to the covenants, stipulations, agreements, and provisions of this Agreement which shall apply to, bind and be obligatory upon the Owner hereto, its successors and assigns, and shall bind all present and subsequent owners of the Property described herein.

Section 10

Severability Clause. The provisions of this Agreement shall be severable, and if any phrase, clause, sentence, or provision is declared unconstitutional, or the applicability thereof to the Owner, its successors, and assigns, is held invalid, the remainder of this Covenant shall not be affected thereby.

Section 11

Utah Law and Venue. This Agreement shall be interpreted under the laws of the State of Utah. Any and all suits for any claims or for any and every breach or dispute arising out of this Agreement shall be maintained in the appropriate court of competent jurisdiction in Salt Lake County, Utah.

Section 12

Indemnification. This Agreement imposes no liability of any kind whatsoever on the City, and the Owner agrees to hold the City harmless from any liability in the event the Stormwater Facilities fail to operate properly. The Owner shall indemnify and hold the City harmless for any and all damages, accidents, casualties, occurrences, or claims which might arise or be asserted against the City from the failure of the Owner to comply with its obligations under this agreement relating to the Stormwater Facilities.

Section 13

Amendments. This Agreement shall not be modified except by a written instrument executed by the City and the Owner of the Property at the time of modification, and no modification shall be effective until recorded in the Salt Lake County Recorder's Office.

Section 14

Subordination Requirement. If there is a lien, trust deed, or other property interest recorded against the Property, the trustee, lien holder, etc., shall be required to execute a subordination agreement or other acceptable recorded document agreeing to subordinate their interest to the Agreement.

Section 15

Exhibit B. The Stormwater Operations and Maintenance Plan must adapt to change in good judgment when site conditions and operations change and when existing programs are ineffective. Exhibit B will not be filed with the agreement at the County Recorder but is included by reference and kept on file with the City Recorder. Revision applications must be filed with the Lehi and amended into the Stormwater System Operations and Maintenance Plan on file with the Lehi City recorder.

STORMWATER SYSTEM OPERATIONS AND MAINTENANCE AGREEMENT

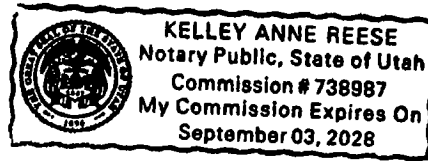
PROPERTY OWNER

By: Scott B. Bishop Title: Vice President, P.R. Horton, Inc.
 By: Scott B. Bishop Title: _____

STATE OF UTAH)
)
 :SS.
 COUNTY OF Salt Lake)

The above instrument was acknowledged before me by Scott B. Bishop, this 24 day of February, 2025.

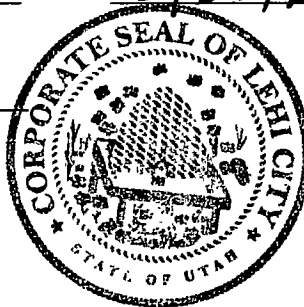
Kelley Anne Reese
 Notary Public
 Residing in: Salt Lake County
 My commission expires: September 3, 2028



Lehi CITY
 By: Mark Johnson
 Mayor Johnson

Date: 5/22/25

Attest: Debra Wilson
 City Recorder



STATE OF UTAH)
)
 :SS.
 COUNTY OF _____)

The above instrument was acknowledged before me by Mark Johnson, this 21 day of May, 2025.

Sherrie Benson
 Notary Public
 Residing in: Utah
 My commission expires: May 15, 2027
 Attachments:

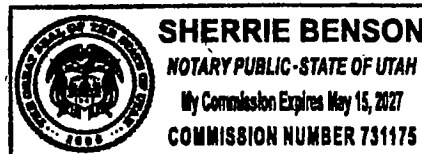


Exhibit A: Legal Description

Exhibit B: Stormwater System Operations and Maintenance Plan; Filed with Lehi City Recorder

EXHIBIT A

Parcel 110290071

All lots of Inverness – Plat 7

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED N00°04'17"W ALONG THE SECTION LINE 2413.98 FEET AND EAST 1438.44 FEET FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 34.56 FEET; THENCE NORTH 90.47 FEET; THENCE S89°14'36"E 159.45 FEET; THENCE EAST 161.50 FEET; THENCE SOUTH 804.56 FEET; THENCE N89°56'26"W 159.07 FEET; THENCE N00°03'34"E 66.50 FEET; THENCE N89°56'26"W 196.50 FEET; THENCE NORTH 649.33 FEET TO THE POINT OF BEGINNING.

Stormwater System Operations and Maintenance Plan
Inverness Plat 7

EXHIBIT B

Stormwater System Operations and Maintenance Plan

for:

Inverness – Plat 7
Lehi, Utah 84043

D.R. Horton
Dan Mitchell
12351 S. Gateway Park Place
Draper, Utah 84020
385-223-5328
DWMitchell1@drhorton.com

PURPOSE AND RESPONSIBILITY

The Clean Water Act regulates development to protect water resources. The resulting Lehi Municipal Separate Storm Sewer Systems (MS4) Permit regulates development to design with water quality approaches and to show maintenance adequately contains and controls pollution generated on the property.

The Utah Stormwater Advisory Committee formed to support the Utah Department of Environmental Quality, Division of Water Quality CWA obligations, recommends the Stormwater System Operations and Maintenance Plan program to achieve the MS4 obligations and to foster uniformity across municipalities.

The Stormwater System Operations and Maintenance Plan prepared by the designers of this property is intended to help site staff and service contractors understand the property's flood and water quality control system and why adequate maintenance is necessary for sufficient flood control protection and to prevent pollutants in the runoff from affecting the environment. Ultimately, good maintenance helps improve the quality of life in our communities where we live and visit.

This Stormwater System Operations and Maintenance Plan describes the systems, operations, and minimum operating procedures necessary to manage pollutants on this property. Any activities or site operations on this property that contaminate water entering the City's stormwater (MS4) system and groundwater.

The Stormwater System Operations and Maintenance Plan is aimed at preventing the Jordan River which is a non-impaired water body impairments

Stormwater System Operations and Maintenance Plan
Inverness Plat 7

CONTENTS

SECTION 1: SITE DESCRIPTION, USE AND IMPACT
SECTION 2: TRAINING
SECTION 3: RECORDKEEPING
SECTION 4 APPENDICES

SECTION 1: SITE DESCRIPTION, USE AND IMPACT

By living in urban communities, every property has runoff that can potentially affect the quality of water that drains to waterways and the ground. To manage flooding, control water pollution and manage cost, it is vital we understand how our detention pond works. Our site infrastructure is limited to controlling and containing pollutants. If our property and operations are managed improperly, we will contaminate local water resources. This Stormwater System Operations and Maintenance Plan includes standard operations procedures intended to help us manage our grounds responsibly. Standard Operation Procedures are filed in Appendix B.

Parking, Sidewalks and Pavements

Any sediment, leaves, debris, spilled fluids, or other waste that collects on our parking areas, sidewalks, and other pavements will be carried by runoff to our detention pond. Any solids will fill in our system requiring removal and cleaning. Any solid material, dissolved solids, and liquids mixed with runoff can contaminate the surface waters and potentially groundwater for which we are responsible.

Landscaping

Our landscape operations can result in grass clippings, sticks, branches, dirt, mulch, fertilizers, herbicides, and pesticides to collect on our paved areas. When left on pavements, these solids will fill in our detention pond requiring removal and cleaning. Any dissolved solids and liquids mixing with runoff can contaminate the surface waters and potentially groundwater for which we are responsible.

Flood and Water Quality Control System

All stormwater in this plat is directed to the detention pond located in Inverness Backbone Plat 1. Our detention pond collects runoff, and anything washed off our pavements directly into our pocket retention/detention pond system. Directing runoff to surface retention/detention ponds reduces our impact by trapping solids on the surface and treating dissolved pollutants using plants and soil biology. The first 0.5" of runoff is retained and infiltrated into the ground. The runoff in excess of the retention volume is released to the City system at 9.16 cfs. The entire system is designed to manage the peak runoff volume for the 100-year storm event.

Treating and infiltrating runoff from our property is required by the Clean Water Act intended to protect streams, rivers and groundwater. It is important we regularly maintain our system and diligently follow our standard operation procedures to manage and prevent pollution with the potential to dissolve and mix with runoff, damaging surface and subsurface water resources for which we are responsible.

Also, anything we allow to reach our surface low-impact system, manufactured treatment device and underground chamber system will fill it with sediment and debris, increasing

maintenance costs. It is important to follow our standard operation procedures to help manage site maintenance costs and ensure our system is working properly.

Waste Management

Good waste management systems, if managed improperly, can become the source of the very pollution it was intended to manage. Closing the lids of our dumpster and trash receptacles is necessary to prevent lightweight trash from being carried off by wind and precipitation exposure, preventing liquids from leaking onto our pavement and from haul trucks. In addition, our dumpster pad slopes toward our pavement, and any leaks can leach into the runoff, staining our pavement, increasing odors, and increasing the risk to water resources.

Utility System

Our roof-top utility system is exposed to our roof drains, which drain to our pavements. This heating and air conditioner unit contains oils and other chemicals that can harm surface and groundwater if allowed to reach our detention pond.

Snow and Ice Removal Management

Salt is a necessary pollutant and vital to ensuring safe parking and pedestrian walkways. However, salt and other ice management chemicals, when improperly managed, will unnecessarily increase salt's impact on vegetation and local water resources. In addition, we need to minimize salt to maintain healthy root systems needed for optimum infiltration rates.

Equipment / Outside Storage

Sheet 401: GLENBRITTLE DRIVE PLAN AND PROFILE

Curb Inlet 1499
Combo Box 1496
60" SDMH (1161)

Sheet 402: 425 EAST PLAN AND PROFILE

Curb Inlet 1511
Curb Inlet 1513

Sheet 403: 425 EAST PLAN AND PROFILE

Curb Inlet 1505
Curb Inlet 1507
Curb Inlet 1313

Sheet 404: 375 EAST PLAN AND PROFILE

Curb Inlet 1490
Combo Box 1155
Combo Box 1496
48" SDMH (1157)

Stormwater System Operations and Maintenance Plan
Inverness Plat 7

Sheet 405: 375 EAST PLAN AND PROFILE

Curb Inlet 1488

Combo Box 924

48" SDMH (1495)

SECTION 2: TRAINING

Ensure that all employees and maintenance contractors know and understand the standard operations procedure specifically written to manage and maintain the property.

Maintenance contractors must use the strength of their Company and the Stormwater System Operations and Maintenance Plan standard operations procedures. File all training records in Appendix C.

SECTION 3: RECORDKEEPING

Maintain records of operation and maintenance activities in accordance with standard operations procedures.

Mail a copy of the record to Lehi annually.

Record Keeping:

Lehi City

153 N 100 E

Lehi, UT 84043

SECTION 4: APPENDICES

Appendix A- Site Drawings and Details

Appendix B- Standard Operation Procedures SOPs

Appendix C- Recordkeeping Documents

APPENDIX A – SITE DRAWINGS AND DETAILS

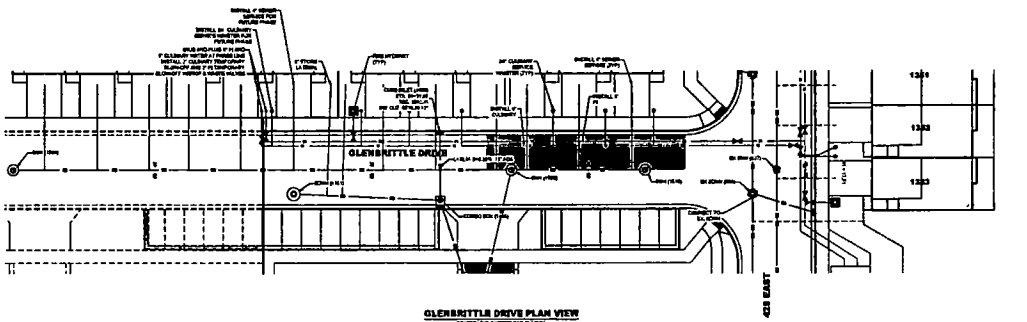
Sheet 401: GLENBRITTLE DRIVE PLAN AND PROFILE

Sheet 402: 425 EAST PLAN AND PROFILE

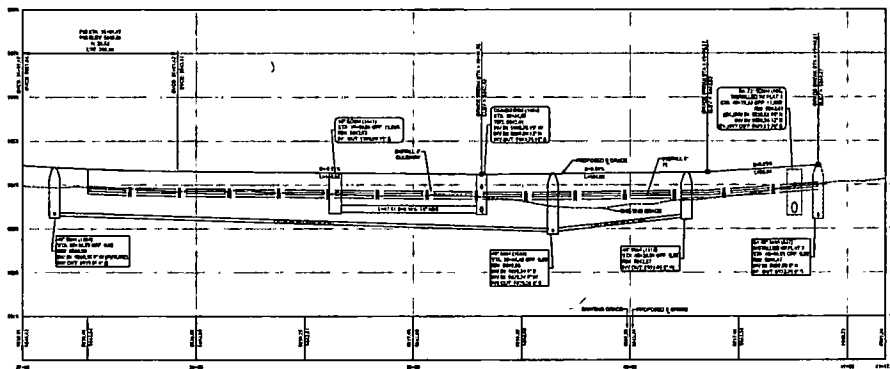
Sheet 403: 425 EAST PLAN AND PROFILE

Sheet 404: 375 EAST PLAN AND PROFILE

Sheet 405: 375 EAST PLAN AND PROFILE



GLENHITTLE DRIVE PLAN VIEW
(TOP OF DRIVE PLAN VIEW)



GLENHITTLE DRIVE PLAN VIEW
(BOTTOM OF DRIVE PLAN VIEW)

LEI
A Utah Corporation
**ENGINEERS
SURVEYORS
PLANNERS**

2202 N. Main Street
Salt Lake City, UT 84103
Phone: 801.755.4000
Fax: 801.755.4001
www.lei-engineers.com



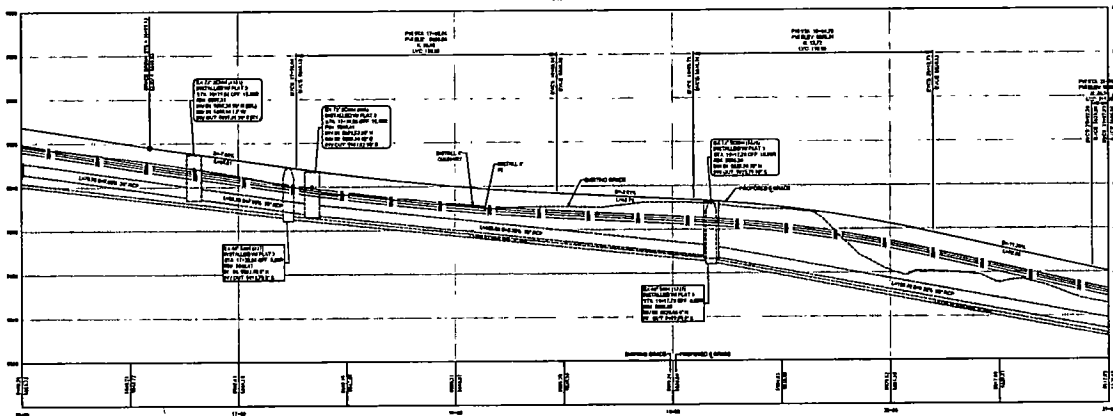
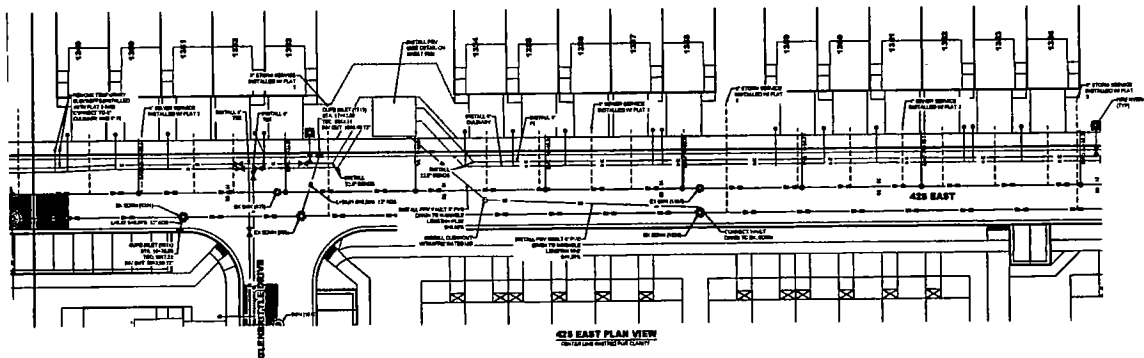
INVERNESS - PLAT 7 FINAL
LEHI, UTAH
GLENHITTLE DRIVE PLAN AND PROFILE

REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/2025	ISSUED FOR PERMIT

DESIGNED BY
CHECKED BY
IN CHARGE
DATE

401

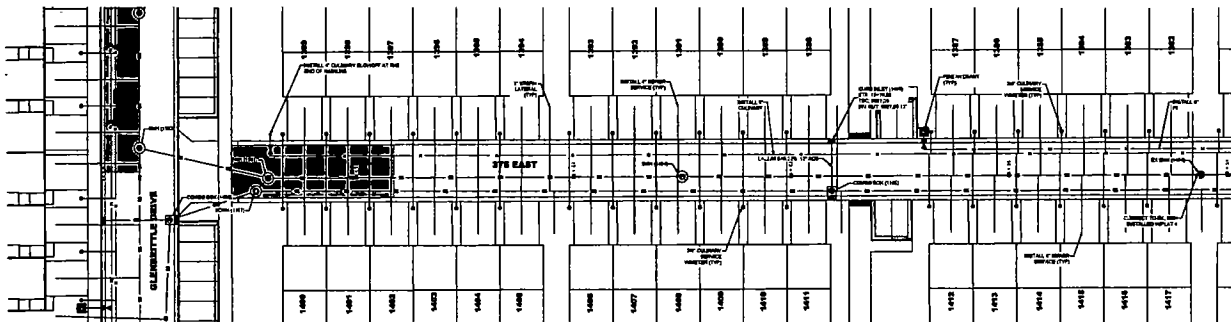


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www.leieng.com

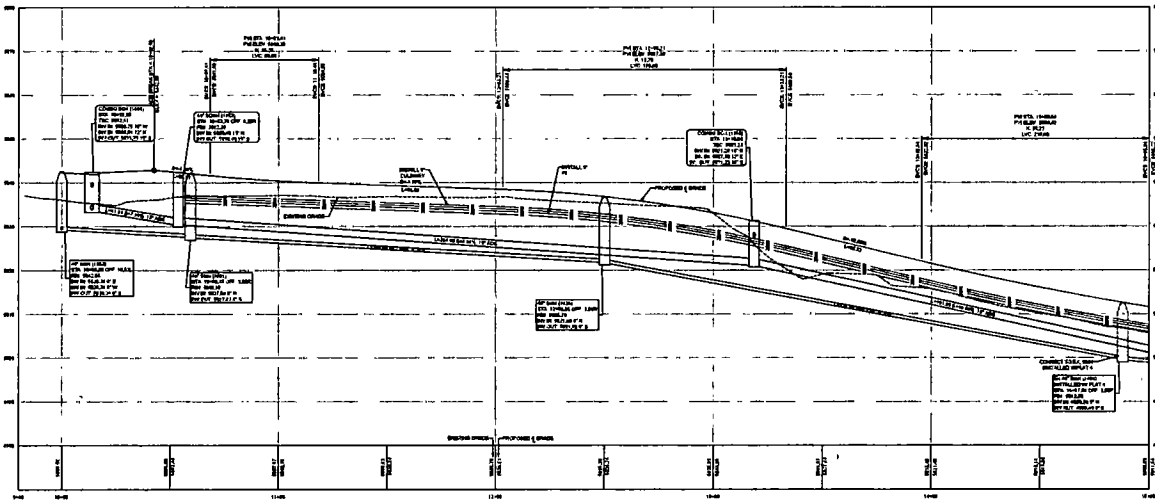


INVERNESS - PLAT 7 FINAL
LEVEL UTAN
425 EAST PLAN AND PROFILE

PROJECT
SHEET
DATE
BY
CHECKED
DATE
12/31/2025



375 EAST PLAN VIEW
"AS SHOWN ON THE PLAN"



375 EAST PROFILE VIEW
"AS SHOWN ON THE PLAN"



LEI
A Math Construction
**ENGINEERS
SURVEYORS
PLANNERS**

1100 N. State Street
Lewistown, PA 17036
Phone: 717-838-2222
Fax: 717-838-2222
att@leipg.com
www.leipg.com

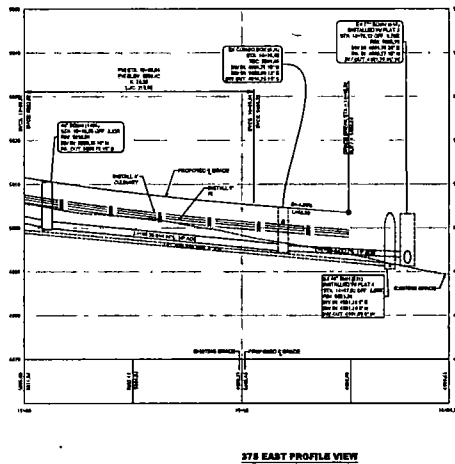
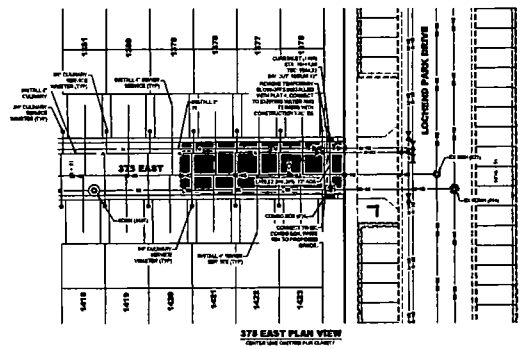


INVERNESS - PLAT 7 FINAL
LEWIS, VT
375 EAST PLAN AND PROFILE

DATE: _____
BY: _____
CHECKED BY: _____
APPROVED BY: _____

LEWIS, VT
17036-0007
D:\INVERNESS\PLAT 7 FINAL\PLAT 7 FINAL.dwg
BCT
1/1/2025
11:00 AM
1/1/2025

404



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Suite 200, UT 84003
Phone 801.740.8888
Fax 801.740.8888
www.lei-engineers.com



INVERNESS - PLAT 7 FINAL
LEHI, UTAH
375 EAST PLAN AND PROFILE

DESIGNED BY	
CHECKED BY	
DATE	
PROJECT NO.	13030020

405

APPENDIX B – Standard Operation Procedures (SOPs)

Pavement Sweeping

General:

These SOPs are not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety and the proper, and effective containment of pollutants. However, any changes in routine operations must be amended in these SOPs.

1. Purpose:

- a) One of the primary contaminants in the Jordan River which is a non-impaired water body is organic material.
- b) Any sediment, leaves, debris, spilled fluids, or other waste that collects on our parking areas and sidewalks will fill our low-impact drainage system, retention/detention storage, manufactured treatment device, and underground retention/detention infiltration system, increasing our maintenance cost. Removing this debris after they have washed into our detention pond is very expensive.

2. Regular Procedure:

- a) Remain aware of minor sediment/debris and hand sweep or remove material by other means as needed. Significant deposits will likely collect in autumn with leaf fall and early spring after winter thaw. Usually, sweeping machinery is the best tool for this application.
- b) Manage outside activities regularly that spread fugitive debris on our pavements. This involves outside functions, including, but not limited to, Yard sales, yard storage, fundraisers, etc.
- c) Do not allow car wash fundraisers or other related activities. Detergents will damage water resources and washed pollutants will fill our storm drain system and drain into the ground for which we are responsible.

4. Disposal Procedure:

- a) Dispose of hand-collected material in the dumpster
- b) Use licensed facilities when haul-off is necessary

5. Training:

- a) Annually and at hire
- b) Inform staff and service contractors when incorrect SOP implementation is observed.

Landscape Maintenance

General:

This SOP is not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when necessary for safety and the proper and effective containment of pollutants. However, any changes to routine operations must be amended in this SOP.

1. Purpose:

- a) One of the primary contaminants in the Jordan River is organic material.
- b) Grass clippings, sticks, branches, dirt, mulch, fertilizers, pesticides, and other pollutants will fill our low-impact drainage system, retention/detention storage, manufactured treatment device, and underground retention/detention infiltration system, increasing our maintenance cost. Removing this debris after it has washed into our detention pond is very expensive.

2. Maintenance Procedure:

- a) Maintain healthy vegetation root systems. Healthy root systems will help improve permeable soils maintaining more desirable infiltration rates of our landscape areas receiving runoff from our pavements.
- b) Grooming
 - Lawn Mowing – Immediately following the operation, sweep or blow clippings onto vegetated ground.
 - Fertilizer Operation – Prevent overspray. Sweep or blow granular fertilizer onto the vegetated ground immediately following the operation.
 - Herbicide Operation – Prevent overspray. Sweep or blow granular herbicide onto vegetated ground immediately following the operation.
 - Trash and Debris – Remove trash and debris collecting within landscaping.
- c) Remove or contain all erodible or loose material prior to forecast wind and precipitation events, before any non-stormwater passes through the property, and at the end of the work period. Lightweight debris and landscape materials can require immediate attention when wind or rain is expected.
- d) Landscape project materials and waste can usually be contained or controlled by operational best management practices.
 - Operational; including but not limited to:
 - Strategic staging of materials eliminating exposure, such as not staging on pavement
 - Avoiding multiple-day staging of landscaping backfill and spoil on pavements
 - Haul off spoil as generated and daily
 - Scheduling work when weather forecasts are clear.

e) Cleanup:

- Use dry cleanup methods, such as a square-nose shovel and broom. Conditions are usually sufficient when no more material can be swept onto the square-nose shovel.
- Power blowing tools

3. Waste Disposal:

- a) Dispose of waste according to General Waste Management SOP, unless superseded by specific SOPs for the operation.

4. Equipment:

- a) Tools sufficient for proper containment of pollutants and removal.

5. Training:

- a) Annually and at hire
- b) Inform staff and service contractors when incorrect SOP implementation is observed.
- c) Landscape Service Contractors must use equal or better SOPs.

Waste Management

General:

This SOP is not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in this SOP.

1. Purpose:

- a) Trash can easily blow out of our dumpster and trash receptacles.
- b) Liquids can leak from our dumpsters, polluting waterways, and subsurface soils, leaking from haul trucks, staining pavements, and increasing odors.

2. Procedure:

- a) Remain aware of the lids and keep them closed.
- b) Remain aware of leaking containers and fix them. Minimize allowing the disposal of liquids in our receptacles and dumpster.
- c) Beware of dumpster capacity. Solve capacity issues. Leaving bags outside of the dumpster is not acceptable.

3. Waste Disposal Restrictions for all waste Scheduled for the North Pointe Landfill:

- a) Generally, most waste generated at this property, and waste from spill and cleanup operations can be disposed of in our dumpsters under the conditions listed in this SOP. Unless specific disposal requirements are identified by the product SDS or otherwise specified in other SOPs.
- b) Know the facility disposal requirements and restrictions. It should not be assumed that all waste disposed in collection devices will be disposed at the North Pointe Landfill.
- c) Review North Pointe Landfill regulations for additional restrictions and understand what waste is prohibited in the North Pointe Landfill. Ensure the SDS and North Pointe Landfill regulations are not contradictory.

Generally, the waste prohibited by the North Pointe Landfill is:

- List local prohibitions: ...
 - Hazardous Waste
 - Asbestos
 - Motor Oil
 - Car Batteries
- (Landfill Facility Contact - 801-225-8538).

4. Training:

- a) Annually and at hire

Stormwater System Operations and Maintenance Plan
Inverness Plat 7

- b) Inform staff and service contractors when incorrect SOP implementation is observed.

Flood and Water Quality System

General:

These SOPs are not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety and the proper, and effective containment of pollutants. However, any changes in routine operations must be amended in these SOPs.

1. Purpose:

- a) Our detention pond will collect anything we leave in the way of runoff, which will fill in our low-impact drainage system, retention/detention storage, manufactured treatment device, and underground retention/detention infiltration system, increasing our maintenance cost. Removing this debris after they have washed into our detention pond is very expensive.
- b) Any liquids or dissolved pollutants can increase the risk of contaminating groundwater for which we are responsible.
- c) During very intense storm events, pollutants in excess runoff can bypass our system, increasing the risk of contaminating groundwater and the Jordan River.

2. Inspections:

- a) Inspect Manufactured Treatment Device. Remove any floating trash at each inspection interval with a rake or other means. Remove the oil sheen with absorbent materials. Remove sediments with accumulations 6" and more. This will usually require hydro-vacuum machinery.
- b) Inspect Manufactured Treatment Devices for mosquito larvae. Contact the South Salt Lake Valley Mosquito Abatement District when necessary.
- c) Inspect sediment accumulations in above-ground detention/retention infrastructure. Remove sediment accumulation when volume capacities drop below 90%.
- d) Regularly remove trash and debris from landscaping areas and above-ground low-impact flood control systems with regular grooming operations. Inspect sediment accumulations in low-impact flood control systems. Remove accumulations when volumes within the swales, rain gardens, and landscape areas drop below 90%.
- e) Inspect low-impact flood control systems for adequate drainage and vegetation coverage. Poor drainage can be improved by maintaining healthy plant root systems.
- f) Inspect flood design and retention system high water levels following significant storm events. The retention and detention depths should not exceed the depths shown on the plans for the respective storm event volumes. Contact an engineer when high water depths shown with plans are not consistent with the storm event.

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- g) Inspect surface water ponding. Water should not remain for more than 48 hours. Contact an engineer when the system is not draining. We should reduce site irrigation overspray as this could keep our pond wet all the time.

2. Disposal Procedure:

- a) Remove and dispose of sediment and debris at licensed facilities. Dry waste can be disposed of in your dumpster as permitted by the North Pointe Landfill.
- b) Disposal of hazardous waste
 - 1. Dispose of hazardous waste at regulated disposal facilities. Follow SDS Sheets. Also, see Waste Management and Spill Control SOP

3. Training:

- a) Annually and at hire
- b) Inform staff and service contractors when incorrect SOP implementation is observed.